

ADDENDUM TO CONTRACT OF SALE

1. Purchasers recognize that this contract is made by the guardian of the property of the owner of said property and that said owner is incapable of making a contract in his own right. This contract is expressly made contingent upon Seller receiving from the Circuit Court for Frederick County, Maryland, in which said guardianship proceedings were commenced, an Order approving the sale of the subject real estate upon the terms set forth herein. Sellers agree to act promptly in obtaining such approval. This contract is further contingent upon Seller's attorney being furnished with final copies of the proposed deed of trust or mortgage and note, to be executed by the Purchasers, with sufficient time to review said documents prior to settlement hereunder, and if necessary, to present and have same approved by the Circuit Court for Frederick County, Maryland. The Purchasers recognize that the guardian is authorized to perform only those obligations hereunder as may be approved by the Circuit Court for Frederick County, and agree that said Guardian shall not be held liable for failure to abide by any of the terms of this contract.

2. Conveyance: Seller agrees to execute and deliver at the time of settlement hereunder, a good and sufficient deed conveying all right, title and interest that the owner of said property may possess at the time of settlement hereunder. Purchaser agrees to have the deed of conveyance recorded promptly.

3. Property condition: Purchasers, having had opportunity to inspect the premises prior to the execution of this contract, agree to accept the premises as is. Purchaser has the privilege of pre-settlement inspection of the premises. Except as expressly contained herein, no other warranty, other than those required by applicable law, are made by the Seller